



Connells

Pye Green Road
Hednesford, CANNOCK



Ground Floor

Hallway

Having a double glazed front entrance door, ceiling light point, stairs to first floor and doors to kitchen and lounge

Living Room

11' 1" max x 10' 9" max (3.38m max x 3.28m max)

Having a double glazed bay window to the front aspect, radiator, electric fireplace, ceiling light point and laminate flooring

Kitchen

15' 4" max x 12' 4" max (4.67m max x 3.76m max)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, range oven with gas hobs and extractor hood over, plumbing for the washing machine, space for appliances, ceiling light point, laminate flooring, door to conservatory and double glazed windows and doors the side

Conservatory

15' 4" x 10' 9" (4.67m x 3.28m)

Having double glazed windows and doors to the rear garden

First Floor

Landing

Having carpeted flooring, ceiling light point and doors to bedrooms and bathroom

Bedroom 1

11' 1" not into bay x 11' 1" (3.38m not into bay x 3.38m)

Having a double glazed bay window to the front aspect, radiator, ceiling light point and carpeted flooring

Bedroom 2

15' 4" x 9' 8" (4.67m x 2.95m)

Having two double glazed windows to the rear aspect, radiator, ceiling light point and laminate flooring

Bathroom

Having a double glazed window to the aspect, WC, wash hand basin, bath with shower over, part tiled walls, ceiling light point and carpeted flooring

Outside

Front

Having a gravel driveway suitable for multiple vehicles, laid to lawn and gated access to the carport leading to the rear garden

Rear

Having a paved patio area, laid to lawn, mature shrubs and bushes and two garden sheds









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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